

**From:** [Mike Colvin](#)  
**To:** [Jamie Fleckenstein](#)  
**Subject:** Fwd: Hearing on new Oak Ridge Meadows Sub Division  
**Date:** Sunday, May 12, 2019 12:54:07 PM

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Jamie,

I'm sure you are aware that our the residents in Oak Ridge disagree with the conclusion of the traffic studies that Premier contracted. So, we decided to email residents and let them write emails to commissioners voicing their own opinions. We simply pointed out what a few mathematical studies concluded. And asked them to voice their own personal opinions if they disagree.

You have been our contact person, so I thought you'd be the one to pass responses on the the commissioners. I have no clue what the responders will say. But I do request that their entire emails get passed to the Commissioners though. I admit to being a little sensitive at this point, but in the last hearing the paraphrasing of both the Friends of Yamhill County's and Barbara Boyers letters deleted the true guts and meaning of both letters. My letter requesting emails to the Commissioners is attached. Hopefully you will agree that that there was no coaching involved.

Mike Colvin

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**From:** **Sandi Colvin** <[sandicolvin@gmail.com](mailto:sandicolvin@gmail.com)>  
**Date:** Sun, May 12, 2019 at 12:30 PM  
**Subject:** Fwd: Hearing on new Oak Ridge Meadows Sub Division  
**To:** Mike Colvin <[mikecolvin49@gmail.com](mailto:mikecolvin49@gmail.com)>

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**From:** **Oak Ridge HOA** <[macoakridgehoa@gmail.com](mailto:macoakridgehoa@gmail.com)>  
**Date:** Sun, May 12, 2019 at 9:18 AM  
**Subject:** Hearing on new Oak Ridge Meadows Sub Division  
**To:** Colvin, Mike & Sandi Trust <[sandicolvin@gmail.com](mailto:sandicolvin@gmail.com)>

Dear Oak Ridge Neighbors,

I think that most of you are aware that Premier Development has applied to develop the 25 acres Northwest of the Mormon Church. But I don't think most of you are aware that in their amended application that they are proposing that **"THE ONLY"** access street for the approximately 1,000 vehicles per day that development will generate is Pinot Noir drive. And they say that is for up to five years if/until Shadden street is extended on the north side of Baker Creek road to the Oak Ridge Development. If Shadden is never finished, the only access will be Pinot Noir.

By the rules, Premier has only to concern themselves with the amount of traffic that Oak Ridge was designed to carry (according to the city, 1200 car trips per day). No concern is weighed about the ability to get onto Baker Creek Road as it is now, let alone with 1,000 extra vehicles per day.

Our Friends of Baker Creek group argued against this access issue, and also their attempt to fill and develop the wetlands at an April Planning Commission hearing. But you should know that

McMinnville's Planning Department is fully behind Premier's proposal based on two Premier traffic studies that claim that neither our Oak Ridge or the Compton Crest neighborhoods have any problems merging on to Baker Creek road. So according to the regulations in place, an additional 1,000 vehicles per day won't be a hardship.

Unfortunately for us, McMinnville's Planning Department is strongly in favor of the proposal and attempting to convince the independent Planning Commissioners to approve it at their meeting next Thursday, May 16<sup>th</sup> at the Kent Taylor Civic Center (6:30). Our committee will again be asking the Commissioners to make Shadden the Primary access street to Oak Ridge Meadows – both in the development stage, and after houses have been completed. But the opposition is implying that we are just a small group of **whiners**. It sure would help our cause if we could demonstrate to the Planning Commissioners just how many Oak Ridge residents think it would be unfair to add an additional 1,000 vehicles per day on to Oak Ridge and Merlot Streets – when we already struggle to safely merge onto Baker Creek road during morning and afternoon rush hours. We are arguing that would be unfair to our neighborhood – and future Oak Ridge Meadows residents too.

We know how busy everyone is. And that most can't physically make the meeting. But we are hoping that there is still time for you to voice your opinion via an email. If you can do this, please remember this is a formal, quasi-judicial affair – so no swearing, threatening, etc. And we can't coach responses. We are simply asking you to voice your honest opinion of what you think the result will be if the Commissioners approve Pinot Noir as THE ONLY access street for the future Oak Ridge Meadows residents to use for up to five years. And maybe list what you personally think will be the largest hardships to you personally.

Our contact person at the Planning Department is Jamie Fleckenstein. I think if your email goes to him by Monday or Tuesday, it should be entered into testimony for the Commissioners to review. Please make it clear that you are writing about The Oak Ridge Meadows application. Address it to:

McMinnville Planning Commission  
c/o McMinnville Planning Department  
Attention: [Jamie.fleckenstein@mcminnvilleoregon.gov](mailto:Jamie.fleckenstein@mcminnvilleoregon.gov)

Chapter X of McMinnville's Comprehensive Plan states that the city does want as much public input as possible when new developments are proposed. Please do let them hear your opinion on this unfair proposal.

Thank you,

Mike Colvin  
President  
Oak Ridge HOA

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*...and when you get the choice to sit it out or dance...I hope you dance.*